

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33985

Property Information

property address: 3701 S TEXAS AVE

legal description: NORTH GARDEN ACRES, BLOCK 2, LOT 1

owner name/address: BROADMOOR INTERESTS LLC

1215 E VILLA MARIA RD

BRYAN, TX 77802-2520

full business name: Jack's Mobile Electronics

land use category: Comm - retail

type of business: Car Stereo/ electronics store

current zoning: C2

occupancy status: occupied

lot area (square feet): 10,271

frontage along Texas Avenue (feet): 118.78

lot depth (feet): 79.93

sq. footage of building: 1,984

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): 10 # of stories: 1

type of buildings (specify): brick & wood

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) not 25' back from TX

approximate construction date: 1972

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 15

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8 x 16

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

